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*Chartered Surveyors ~ Auctioneers
Valuers ~ Land & Estate Agents*

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Land and Property **AUCTION CATALOGUE**

Thursday 1st March 2012 at 6.00pm

**at Luctonians Sports Club, Kingsland,
Near Leominster, Herefordshire, HR6 9SB**



John Amos & Co are pleased to be able to offer For Sale by Public Auction (*unless previously sold*) the following Lots:



KNOLL HOUSE, CHECKLEY, HEREFORDSHIRE, HR1 4ND
GUIDE PRICE £300,000

An impressive extended black and white property with outbuilding, annexe, garaging, gardens and grounds of around two acres. Accommodation of three reception rooms, lobby, four bedrooms, study, two bathrooms, two kitchens and conservatory.

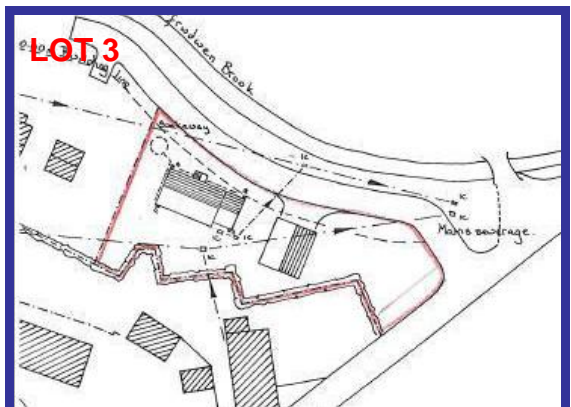
Solicitors: Humfrys & Symonds
Tel: 01432 276276



THE GRILL BAR & FLATS, 2 HIGH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8LZ
GUIDE PRICE £170,000

A substantial character building over three floors, in a prominent high street position. Having two shop areas, a further area which could be utilised as a commercial unit, two bedsits and three one bedroom flats. The property requires refurbishment and would create an ideal investment opportunity.

Solicitors: Mr Peter Lewis – Lanyon Bowdler
Tel: 01432 378379



PLOT AT KNUCKLAS NEAR THE VIADUCT, KNUCKLAS, POWYS, LD7 1PR
GUIDE PRICE £60,000

An interesting plot located in a quiet standalone position. Having Planning Permission for a three bedroom detached home comprising kitchen, lounge, dining room/study, utility room and double garage. Concrete base already installed.

Solicitors: Mr Tim Pimblett – Lloyds Cooper
Tel: 01568 613236



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PLOT 9, CASTLE GREEN, KNUCKLAS, POWYS, LD7 1PZ
GUIDE PRICE £30,000

Located within the town centre and set close to local amenities, this unique opportunity to acquire an interesting building plot with full Planning Permission for a four bedroom property with private parking and garden. An ideal self build opportunity.

Solicitors: Mr. P. Bradbury – Thompson Leatherdale
Tel: 0118 959 1773



BRIDGE HOUSE COTTAGE, BRIMFIELD, LUDLOW, SHROPSHIRE, SY8 4NG
GUIDE PRICE £150,000

A brick and timber detached cottage set in the village of Brimfield having been refurbished over recent years and requiring some finishing works with character accommodation of porch, farmhouse style kitchen / diner with Rayburn, breakfast room, sitting room, three bedrooms (one with ensuite) and refitted bathroom. With seating area to front and off road parking.

Solicitors: Mr. John Thacker - Gabbs
Tel: 01568 616333

Please contact the **Property Team** on **01568 610310** to discuss entering your property or the **Rural Team** on **01568 610007** to discuss entering farms and land or for holding dispersal sales.

FORTHCOMING AUCTION OF PROPERTY AND LAND 2012

Thursday 19th April
Thursday 31st May
Thursday 12th July
Thursday 6th September
Thursday 18th October
Thursday 29th November

At Luctonians Sports Club, Kingsland, near Leominster, Herefordshire, HR6 9SB



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AUCTION DEPARTMENT

Property and Land Auctions

Welcome to our current Auction catalogue. John Amos & Co hold the region's largest auctions of property and land and hold 7 Auctions a year, all fixed in advance at The Luctonians Sports Club, Kingsland, Herefordshire.

Benefits of selling at Auction:

- Immediate exchange of Contracts
- Market price achieved through competitive bidding
- Substantial auction mailing list and client database
- Certainty of Sale
- Unconditional Sale
- Completion usually within 28 days



Property types include:

- Residential properties
- Investment properties
- Retail, offices and industrial properties
- Land and development opportunities
- Small holdings
- Farmland
- Paddocks
- Building Plots
- Barns for Conversion
- Woodlands
- Unconventional Property!



Register:

If you would like to be kept informed of when new Auction catalogues are released, please register www.johnamos.co.uk and we will keep you updated via email. A guide to buying and selling at Auction is also available online or from any of our offices.

***Our Auction Team are happy to chat through any queries you may have.
Please find one of our staff at the Auction or call 01568 610310 / 01568 610007.***



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